

68679

When recorded mail to:

City of Riverside
 City Clerk's Office
 3711 Orange St., City Hall
 Riverside, California 92501

RECEIVED FOR RECORD

MAY 29 1973

AT 9:00 O'CLOCK A.M.

At Request of
SECURITY TITLE INSURANCE CO.

Book 1973, Page 68679

Recorded in Official Records
of Riverside County, California

W.O. Dabagh Recorder
 FEES \$ 20.00

INDEXED

GRANT DEED

7941

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RIVERSIDE COMMUNITY HOSPITAL, a non-profit corporation, hereby grants to the CITY OF RIVERSIDE, a municipal corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lots 161, 162, 179, 180, 181, 182, 183 and 203 of the lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION as shown by map on file in Book 7, Page 3 of Maps, Records of San Bernardino County, California, that portion of Lot 295 of the lands of the RIVERSIDE LAND AND IRRIGATING COMPANY as shown by map on file in Book 4, Page 75 of Maps, Records of Riverside County, California and that portion of Lot 4 of EVANS RIO RANCHO as shown by map on file in Book 10, Page 52 thru 54 inclusive, of Maps, Records of said Riverside County, described as follows:

BEGINNING at the intersection of the northwest line of Palm Avenue with the northeast boundary of KENDALL PARK UNIT NO. 2 as shown by map on file in Book 30, Page 43 of Maps, Records of said Riverside County;

Thence North 61° 25' 40" West, along said northeast boundary, 277.98 feet to the most northerly corner of said KENDALL PARK UNIT NO. 2;

Thence North 61° 11' 40" West, 33.00 feet to a point in the northeast prolongation of the northwest boundary, which bears North 86° 01' 40" West, of KENDALL PARK UNIT NO. 3 as shown by map on file in Book 30, Pages 45 and 46 of Maps, Records of said Riverside County;

Thence North 86° 01' 40" West, along said northeast prolongation and last mentioned northwest boundary, 189.00 feet to a angle point therein;

Thence South 79° 00' 20" West, 179.55 feet;

Thence North 54° 30' 40" West, 55.85 feet to the northwest corner of said KENDALL PARK UNIT NO. 3; the preceding two (2) courses being along said northwest boundary of KENDALL PARK UNIT NO. 3;

Thence North 33° 33' 40" West, 4.06 feet to the northeast corner of GLENNENA PARK as shown by map on file in Book 35, Pages 22 and 23 of Maps, Records of said Riverside County;

Thence North 54° 46' 55" West, along the northeast boundary of said GLENNENA PARK, 211.68 feet to angle point therein;

Thence South 53° 09' 50" West, along the northwest boundary of said GLENNENA PARK, 136.78 feet to the southeast boundary of RIO VERDE TERRACE as shown by map on file in Book 31, Pages 16 and 17 of Maps, Records of said Riverside County;

Thence North 28° 31' 20" East, along said southeast boundary, 124.31 feet to the Northeast boundary of said RIO VERDE TERRACE;

Thence North 72° 32' 40" West, along last mentioned northeast boundary, 153.18 feet to the east line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by deed recorded April 8, 1966 as Instrument No. 37188, Official Records of said Riverside County;

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Thence North 13° 43' 40" West, along said east line, 474.22 feet to the southeast line of Tequesquite Avenue;

Thence North 73° 43' 13" East, along last mentioned south-east line, 2582.90 feet to the most westerly corner of Parcel 13 as described by Resolution No. 6603 of the City of Riverside;

Thence South 61° 28' 44" East, along the southwest line of said Parcel 13, a distance of 51.63 feet to said northwesterly line of Palm Avenue;

Thence South 28° 22' 16" West; 505.60 feet to the beginning of a tangent curve concave to the northwest and having a radius of 960.00 feet;

Thence Southwest, along said curve, an arc length of 321.42 feet, thru a central angle of 19° 11' 00" to a tangent line;

Thence South 47° 33' 16" West, along said tangent line, 527.18 feet to an angle point;

Thence South 52° 19' 26" West, 501.30 feet to the beginning of a tangent curve, concave to the southeast and having a radius of 494.98 feet;

Thence Southwest, along last mentioned curve, an arc length of 210.31 feet, thru a central angle of 24° 20' 40" to the point of BEGINNING; the preceding five (5) courses being along said northwest line of Palm Avenue.

EXCEPTING THEREFROM, Parcels 1220-2A and 1220-2B as shown on Record of Survey filed November 30, 1972, in Record of Surveys Book 59, pages 12 through 17, office of the County Recorder, Riverside County, California.

AND RESERVING THEREFROM, temporary construction easements to be granted to the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, to exist from the date hereof until January 1, 1975, or completion of the work of construction of storm drain facilities, whichever occurs first, covering parcels 1220-2T1 and 1220-2T2, described as follows:

Parcel 1220-2T1 described as those portions of Lots 161, 162, 180, 181 and 182 of the "Lands of the Southern California Colony Association" as recorded in Map 7, page 3, Records of San Bernardino County, California, that portion of Lot 295, as shown on the "Corrected Map of the Addition to Maps of the Riverside Land and Irrigation Company" as recorded in Map Book 4, page 75, Records of Riverside County, California and that portion of Lot 4 of "Evans Rio Rancho" as recorded in Map Book 10, pages 52 to 54 inclusive, Records of Riverside County, California, that is contained within the following described parcel of land:

A strip of land 25.00 feet in right angle width lying southerly of and contiguous to Parcel 1220-2A as shown on Record of Survey filed November 30, 1972 in Record of Survey Book 59, pages 12 to 17 inclusive, in the office of the Recorder of said Riverside County.

Said strip terminating on the east at the westerly right of way of Palm Avenue and terminating on the west at the southerly prolongation of the westerly line of said Parcel 1220-2A.

Parcel 1220-2T2 described as that portion of Lots 161, 162, 180 and 181 of the "Lands of the Southern California Colony Association" as recorded in Map Book 7, page 3, Records of San Bernardino County, California, lying northerly of Parcel 1220-2A as shown on Record of Survey filed November 30, 1972 in Record of Survey Book 59, pages 12 to 17 inclusive, in the office of the Recorder of Riverside County, California and lying southerly of the following described line:

DESCRIPTION	APPROVAL	SURVEYOR
	<i>[Signature]</i>	<i>[Signature]</i>

Thence South $74^{\circ} 47' 19''$ West on said southerly line 155.00 feet more or less to the northeasterly corner of Parcel 1220-2B as shown on said Record of Survey.

By Leggy A. Fouse Secretary

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